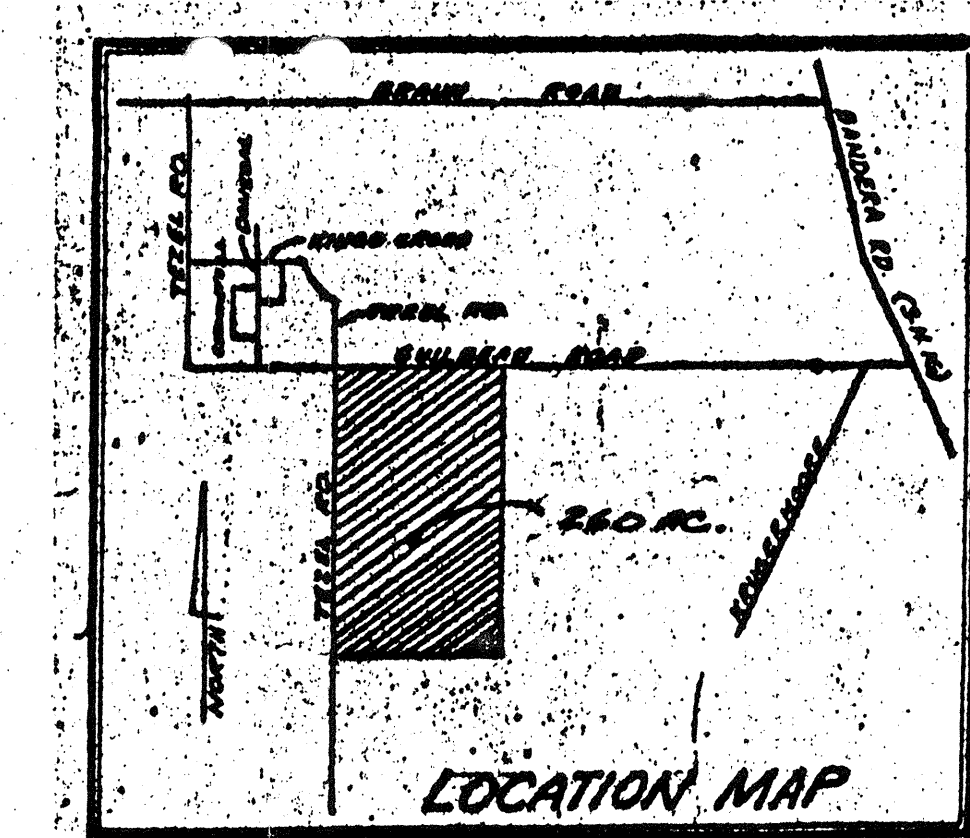
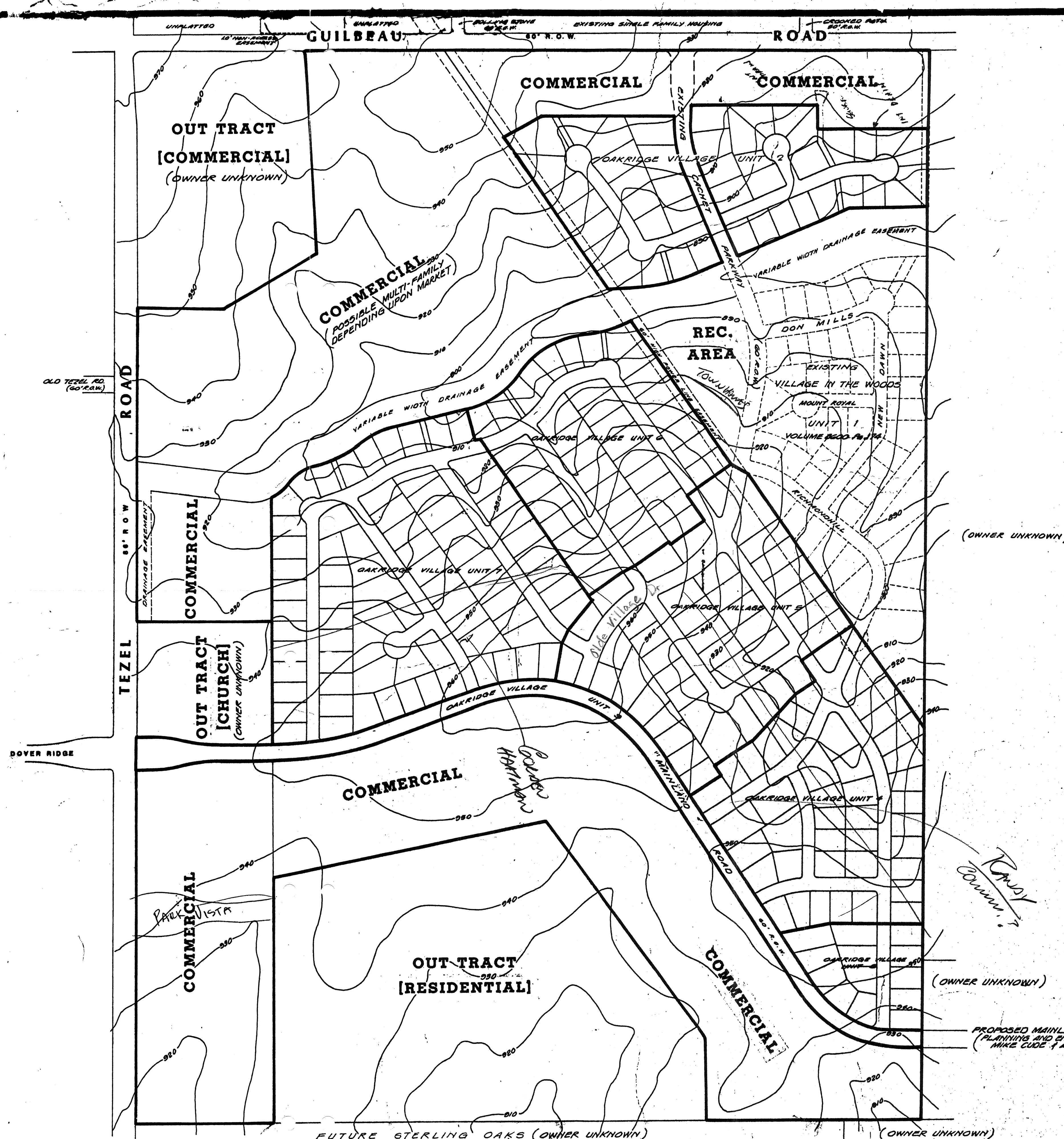


AP 27438



- NOTES:**
1. SEWAGE DISPOSAL SHALL BE INTO EXISTING CITY OF SAN ANTONIO FACILITIES.
 2. WATER SUPPLY SHALL BE FROM EXISTING CITY WATER BOARD LINES.
 3. CONSTRUCTION SCHEDULE:
 4. OAKRIDGE VILLAGE UNIT 2 AND MAINLAND ROAD 1994.
 5. ONE UNIT PER YEAR THEREAFTER (UNIT 3-1995).
 6. ALL PROPERTIES CONTAINED WITHIN THE HEAVY BORDER IS A PART OF THIS POADP.

VALID POADP as
per Mike HERRERA
10/26/00
SLV

**OAKRIDGE VILLAGE SUBDIVISION
PRELIMINARY OVERALL AREA
DEVELOPMENT PLAN**

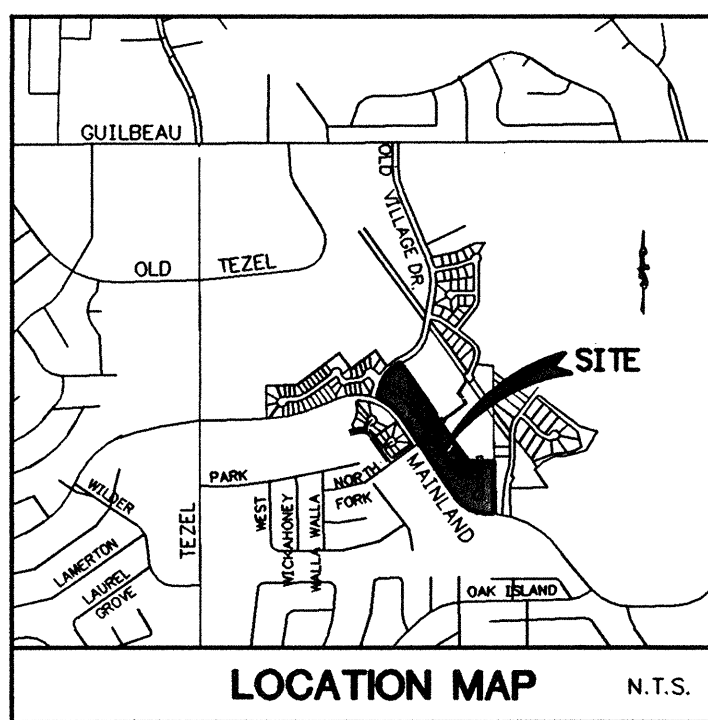
PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO, TEXAS 78211
819 BROADWAY
819-341-4444

REVISIONS:
AUG 29, 2003

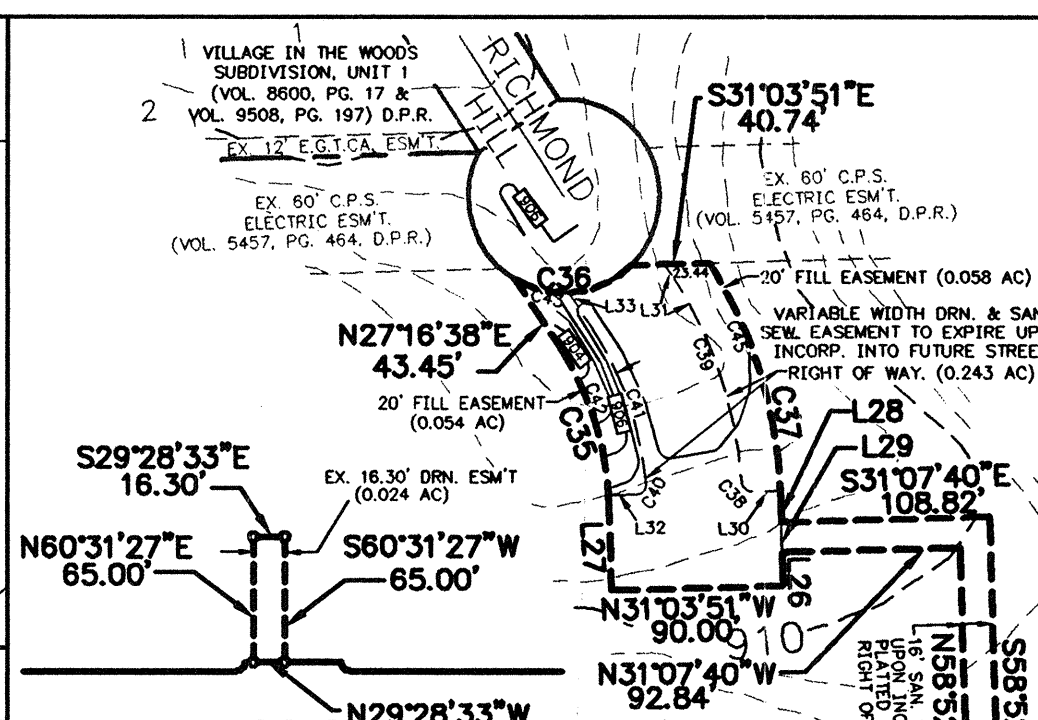
ADD NO. 1040.02
DATE AUGUST 1999
DRAWN
CHECKED

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

VRP#03-02-070



OWNER / DEVELOPER
HANAN DEVELOPMENT CO.
CONTACT PERSON: STEVE HANAN
14502 BROOKHOLLOW BLVD., STE 10
SAN ANTONIO, TEXAS 78232
TEL: (210) 495-6275
FAX: (210) 495-6350



REPLAT DESCRIPTION
AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED AS MAINLAND ROAD EXTENSION VOLUME 9509, PAGE 107 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS OR ANY OTHER EASEMENT FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V. EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENT.

WASTEWATER EDU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.

IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDECTION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

ORIGIN OF STATE PLANE COORDINATES: NGS MARK MILLER PID AY0121.

ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

50' DRN. & SAN. SEW. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW-OF-WAY. (0.056 AC.)

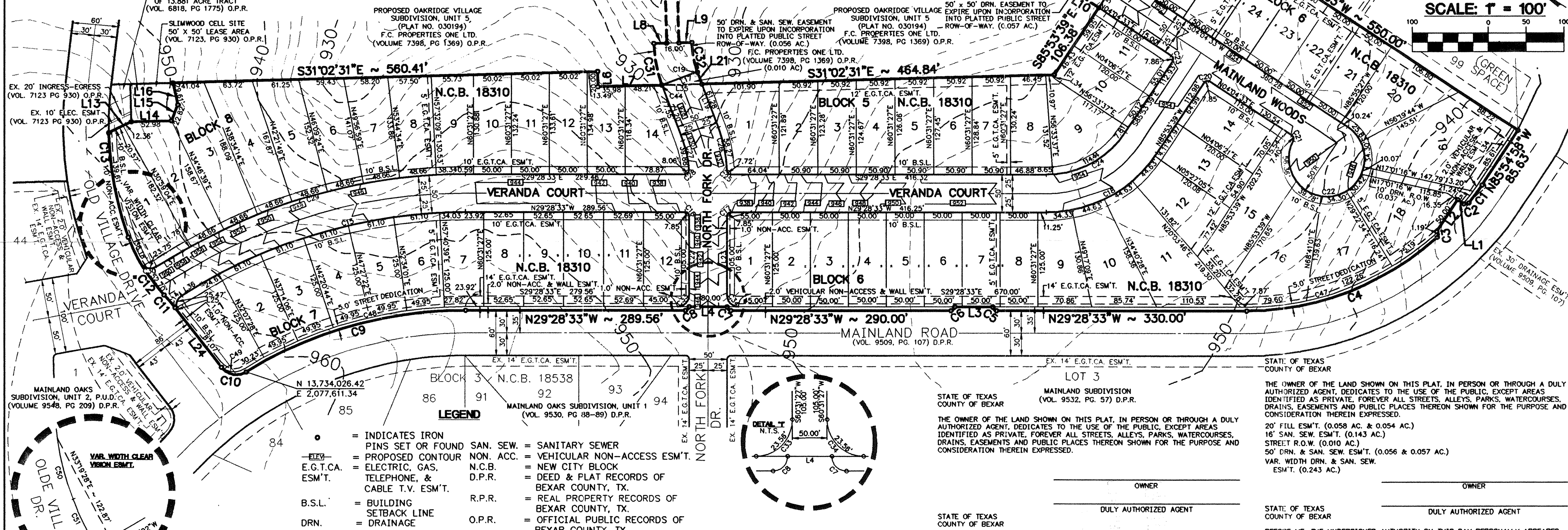
F.C. PROPERTIES ONE LTD. (VOLUME 7398, PG 1369) O.P.R. (0.010 AC.)

50' X 50' DRN. EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW-OF-WAY. (0.057 AC.)

F.C. PROPERTIES ONE LTD. (VOLUME 7398, PG 1369) O.P.R. (0.010 AC.)

CURVE TABLE				
CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	372.82'	04°34'48"	14.91'	29.80'
C2	5.00'	85°25'12"	4.82'	7.45'
C3	5.00'	104°03'43"	6.41'	9.08'
C4	372.82'	42°22'40"	144.52'	275.75'
C5	5.00'	90°00'00"	5.00'	7.85'
C6	5.00'	90°00'00"	5.00'	7.85'
C7	5.00'	90°00'00"	5.00'	7.85'
C8	5.00'	90°00'00"	5.00'	7.85'
C9	585.00'	31°28'20"	156.21'	304.54'
C10	25.00'	83°41'50"	22.39'	36.52'
C11	217.50'	05°53'19"	11.19'	22.35'
C12	217.50'	23°56'21"	46.11'	90.88'
C13	435.00'	18°23'19"	70.41'	139.61'
C14	15.00'	97°17'01"	17.04'	25.47'
C15	685.00'	30°27'29"	186.48'	364.14'
C16	5.00'	90°00'00"	5.00'	7.85'
C17	5.00'	90°00'00"	5.00'	7.85'
C18	175.00'	52°25'06"	93.87'	172.32'
C19	125.00'	02°20'33"	0.37'	0.75'
C20	5.00'	89°58'12"	5.00'	7.85'
C21	5.00'	84°47'03"	4.56'	7.40'
C22	50.00'	26°44'03"	23.07'	44.51'
C23	5.00'	90°01'48"	5.00'	7.86'
C24	125.00'	56°25'06"	67.05'	123.09'
C25	5.00'	88°24'30"	4.86'	7.72'

PLAT NO. 030097				
M.W. CUDE ENGINEERS, L.L.C.				
MAINLAND WOODS SUBDIVISION				
C26	175.00'	19°04'35"	29.41'	58.27'
C27	125.00'	18°16'49"	20.11'	39.88'
C28	5.00'	92°23'17"	5.21'	8.06'
C29	735.00'	30°27'29"	200.09'	390.72'
C30	15.00'	90°42'36"	15.19'	23.75'
C31	175.00'	18°27'17"	28.95'	57.39'
C32	125.00'	19°00'32"	20.93'	41.47'
C33	15.00'	90°00'00"	15.00'	23.56'
C34	15.00'	90°00'00"	15.00'	23.56'
C35	155.00'	31°39'31"	43.95'	85.64'
C36	50.00'	78°30'28"	39.07'	66.33'
C37	245.00'	30°28'21"	66.73'	130.30'
C38	5.00'	87°41'46"	4.80'	7.65'
C39	225.00'	29°21'17"	58.93'	115.28'
C40	5.00'	93°07'04"	5.28'	8.13'
C41	175.00'	28°32'27"	44.51'	87.17'
C42	155.00'	30°05'20"	41.66'	81.40'
C43	50.00'	34°09'29"	15.36'	29.81'
C44	175.00'	00°20'33"	0.92'	1.05'
C45	245.00'	29°28'47"	64.46'	126.06'
C46	367.82'	05°21'52"	17.23'	34.44'
C47	367.82'	43°09'24"	145.47'	277.05'
C48	560.00'	31°29'35"	157.90'	307.81'
C49	25.00'	83°45'05"	22.41'	36.54'
C50	435.00'	29°31'08"	36.22'	72.27'
C51	217.50'	10°33'25"	19.14'	38.18'



NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C.
MICHAEL W. CUDE, P.E.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

M.W. CUDE ENGINEERS, L.L.C.

M.W. CUDE ENGINEERS, L.L.C.
MICHAEL W. CUDE, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

REPLAT & SUBDIVISION PLAT ESTABLISHING MAINLAND WOODS SUBDIVISION

BEING 14.40 ACRES OF LAND IN THE CITY OF SAN ANTONIO, N.C.B. 18310 OUT OF A 13.881 ACRE TRACT OF LAND DESIGNATED AS TRACT II DESCRIBED BY DEED RECORDED IN VOLUME 6818, PAGE 1775 AND OUT OF A 16.90 ACRE TRACT OF LAND DESIGNATED AS TRACT I DESCRIBED BY DEED RECORDED IN VOLUME 7398, PAGE 1369, BOTH BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE M.G. DE LOS SANTOS SURVEY NO. 82, ABSTRACT NO. 664, COUNTY BLOCK 4446, BEXAR COUNTY, TEXAS.

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS

10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
(210) 681-2951

INFO@MWCUDE.COM
WWW.MWCUDE.COM
FAX: (210) 523-7112

THIS PLAT OF MAINLAND WOODS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION

DATED THIS _____ DAY OF _____ A.D. _____

BY _____ CHAIRMAN

BY _____ SECRETARY

LINE TABLE

LINE	LENGTH	BEARING
L1	9.85'	N04°05'03"E
L2	50.00'	N85°54'57"W
L3	50.00'	N29°28'33"W
L4	50.00'	N29°28'33"W
L5	25.78'	N04°05'03"E
L6	20.00'	S88°57'29"W
L7	84.19'	S31°02'31"E
L8	17.32'	S30°42'32"E
L9	16.68'	S30°42'32"E
L10	50.00'	N04°04'33"E
L11	50.00'	S85°53'39"E
L12	50.00'	S04°04'33"W
L13	32.93'	S55°31'30"E
L14	52.98'	S31°02'31"E
L15	22.82'	N87°25'19"E
L16	29.61'	N47°58'11"E
L17	50.00'	S49°48'04"E
L18	77.55'	S39°51'21"W
L19	77.55'	S39°51'21"W
L20	77.55'	N39°51'21"E
L21	16.27'	S39°51'21"W
L22	105.00'	N60°31'27"E
L23	105.00'	S60°31'27"W
L24	100.00'	N22°46'57"E
L25	7.90'	N22°46'57"E
L26	17.07'	S58°56'09"W
L27	45.75'	N58°56'09"E
L28	12.68'	S58°56'09"W
L29	16.00'	N58°52'20"E
L30	15.15'	N31°03'51"W
L31	7.23'	N27°16'38"E
L32	14.81'	N31°03'51"W
L33	21.95'	N27°16'38"E
L34	85.61'	S58°54'58"E
L35	52.91'	N31°02'31"E
L36	31.52'	N59°56'02"W
L37	42.08'	S59°56'02"E

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY

THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. _____ AT _____ M AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M IN THE RECORDS OF _____

OF SAID COUNTY IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK BEXAR COUNTY TEXAS

BY _____ DEPUTY

MAY 2003 SHEET 1 OF 1

VRP# 02-02-070

1/21/95

1986 MAR 17 AM 9:00

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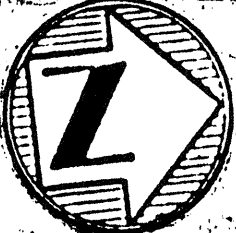
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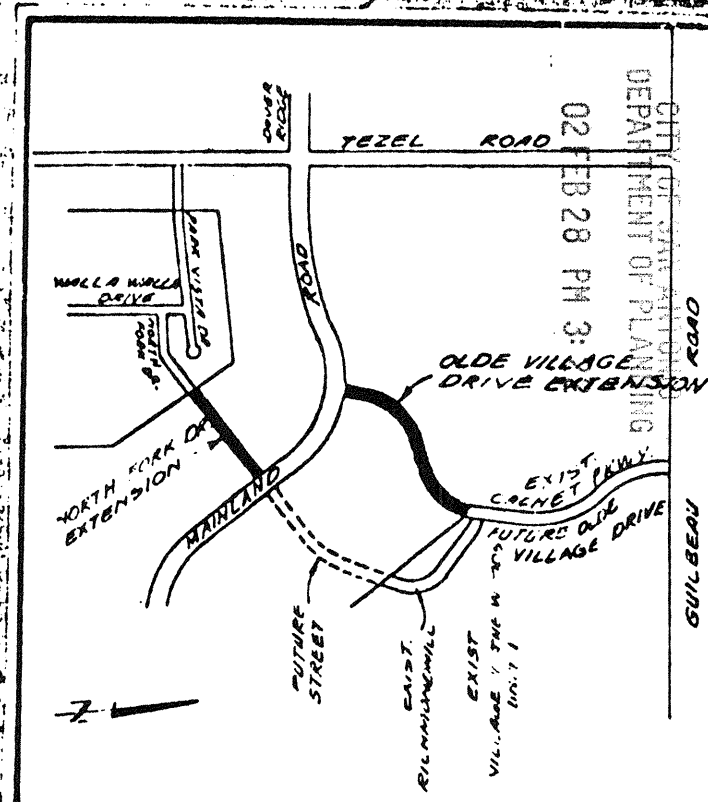


SCALE: 1"=100'

STATION	CHORD BEARING	CHORD DISTANCE	CHORD AREA
1	22°40'30"	15.00	25.99
2	22°40'30"	15.00	25.99
3	22°40'30"	15.00	25.99
4	22°40'30"	15.00	25.99
5	22°40'30"	15.00	25.99
6	22°40'30"	15.00	25.99
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81	22°40'30"	15.00	25.99
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86	22°40'30"	15.00	25.99
87	22°40'30"	15.00	25.99
88	22°40'30"	15.00	25.99
89	22°40'30"	15.00	25.99
90	22°40'30"	15.00	25.99
91	22°40'30"	15.00	25.99
92	22°40'30"	15.00	25.99
93	22°40'30"	15.00	25.99
94	22°40'30"	15.00	25.99
95	22°40'30"	15.00	25.99
96	22°40'30"	15.00	25.99
97	22°40'30"	15.00	25.99
98	22°40'30"	15.00	25.99
99	22°40'30"	15.00	25.99
100	22°40'30"	15.00	25.99

AREAS TO BE REPLATTED
THROUGH PUBLIC HEARING

The area being replatted had been previously platted as a drainage easement in the subdivision plat of Mainland Road extension, a plat recorded in Volume 9502, Page 107 and also had been previously platted as a portion of a 20' interceptor drainage easement and a 10'x10' sanitary sewer easement in the subdivision plat of Northwest Park, a plat recorded in Volume 9506, Pages 116-117 of the Deed and Plat Records of Bexar County, Texas.



REPLAT & SUBDIVISION PLAT ESTABLISHING
OLDE VILLAGE DRIVE EXTENSION
NORTH FORK DRIVE EXTENSION

BEING 1990 ACRES OF LAND OUT OF THE M.G. DE LOS SANTOS SURVEY, NO. 22 ABSTRACT, 60th COUNTY BLOCK #146, BEXAR COUNTY, TEXAS.

State of Texas XX
County of Bexar XX

I (we), the owner(s) of the land shown on this replat hereby certify that this replat does not alter, amend, or remove any covenants or restrictions. I (we), further certify that all of the proposed area sought to be replatted or resubdivided was designated or reserved for use other than for single- or duplex-family residential usage by notation on the last legally recorded plat or in the legally recorded restrictions applicable to such plat.

Sworn to and subscribed before me this 18th day of MARCH 1995

Richard O. Green
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

The undersigned, County Judge of Bexar County, Texas and Presiding Officer of the Commissioners Court of Bexar County, does hereby certify that the attached plat was duly filed with the Commissioners Court of Bexar County, Texas, and that after examination it appears that said plat is in conformity with the statutes, rules and regulations governing same, and that this plat has been approved by the said Commissioners Court.

On this the 29th day of APRIL, 1995

ATTEST

John C. Green
County Judge, Bexar County, Texas

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

Richard O. Green
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 18th DAY OF MARCH, A.D. 1995

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 18th DAY OF MARCH, A.D. 1995, AT 9:00 A.M. AND DULY RECORDED THE 17th DAY OF MARCH, A.D. 1995, AT 10:00 A.M. IN THE RECORDS OF Bexar County OF SAID COUNTY, IN BOOK VOLUME 9512 ON PAGE 209 IN THE PRESENCE OF WITNESSES MY HAND AND OFFICIAL SEAL OF OFFICE THIS 18th DAY OF MARCH, 1995

Richard O. Green
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Richard O. Green
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22nd DAY OF FEBRUARY, A.D. 1995

Richard O. Green
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Earl C. Hardy
OWNER

Richard O. Green
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EARL C. HARDY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF MARCH, 1995

Richard O. Green
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EARL C. HARDY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF MARCH, 1995

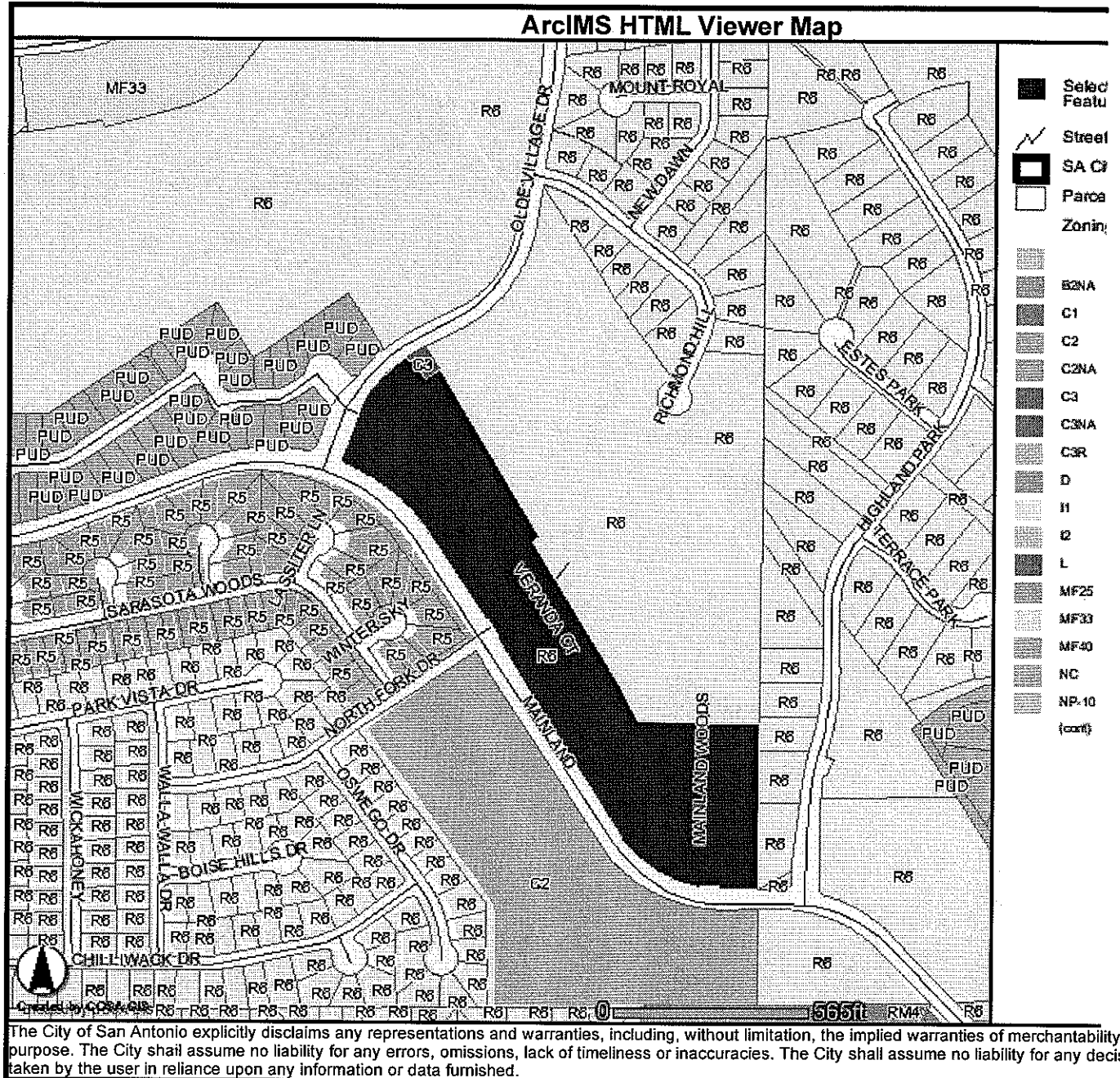
Richard O. Green
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT WAS SUBMITTED TO THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND WAS APPROVED BY THE PLANNING COMMISSION ON APRIL 18, 1995 AT 10:00 A.M. IN THE PRESENCE OF WITNESSES MY HAND AND OFFICIAL SEAL OF OFFICE THIS 18th DAY OF APRIL, 1995

John C. Green
COUNTY CLERK, BEXAR COUNTY, TEXAS

VRP-02-02-070

ArcIMS HTML Viewer Map





City of San Antonio
New
Vested Rights Permit
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 FEB 28 PM 3:22

Permit File: # VRP 02-02-070
Assigned by city staff

Date: 1-30-02

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formally POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent Earl & Brown, P.C
2. Address: 111 Soledad, Suite 1111, San Antonio, TX
3. Zip: 78205 Telephone # (210) 222-1500
4. Site location or address Tezel and Guilbeau Roads
5. Council District 7 ETJ Over Edward's Aquifer Recharge () yes (✓) no

- **MASTER DEVELOPMENT PLAN (MDP)** (Formally POADP)*
accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Oakridge Village Subdivision POADP # 54
Date accepted: 3/11/85 Expiration Date: NA MDP Size: 260 acres

- **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

- **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: _____ Date issued: _____ Expiration Date: _____

Acreage: _____

(Note: Two maps of the area must be provided)

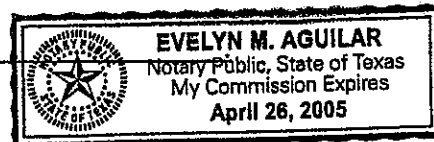
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: **Habib H. Erkan, Jr.** Signature: _____ Date: **1/30/02**

Sworn to and subscribed before me by on this **27th** day of **February** 20**02**, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: _____



City of San Antonio use



Approved



Disapproved

Review By: _____
Assistant City Attorney

Date: **4-1-02**

02 APR - 4 AM 9:48
August 17, 2001
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02-02-070

February 27, 2002

Mr. Mike Herrera
Planning Department
City of San Antonio
114 W. Commerce, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

Mr. Tom Shute
Assistant City Attorney
City of San Antonio
100 Military Plaza, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 FEB 28 PM 3:22

Re: Oakridge Village Subdivision Preliminary Overall Area Development
Plan (POADP No. 54)

Dear Messrs. Herrera & Shute:

We are requesting a vested rights determination on the above referenced property on behalf of our client, First City Properties.

Please find enclosed herewith a check for \$160.00, two (2) completed vested rights permit applications and two (2) copies of the Oakridge Village Subdivision Preliminary Overall Area Development Plan, which shall serve as the site map showing the area boundaries of the property. The permit for which we assert that our client is entitled to a favorable vested rights determination is Preliminary Overall Area Development Plan No. 54 which was accepted by the City of San Antonio Planning Department on March 11, 1985. The total acreage covered by the permit is approximately 260 acres. The property in question is located at the corner of Tezel and Guilbeau Road. Although not noted on the City's Master POADP list there were numerous plats of property that were filed within the prescribed eighteen (18) month period.¹ Included in the list of recorded plats associated with this POADP was the plat of Old Village Drive which was recorded in March 1986 as the Old Village Drive and Northfork Drive Subdivision Plat. Two (2) copies of this plat are also enclosed for your convenience.

¹ In accordance with the rules existing at the time of the acceptance of this POADP, the plat of some portion of the property within the boundaries of the POADP must have been filed within eighteen (18) months of the acceptance date of the POADP.

Messrs. Herrera & Shute

February 27, 2002

Page 2

Based on the information provided above, I have concluded that this property is entitled to acknowledgement of vested rights as of March 11, 1985. I am confident after you have had an opportunity to review the supporting documentation, you shall concur.

Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely yours,
EARL & BROWN, P.C.

By:


Habib H. Erkan, Jr.

f:4105/herrerashute vested rightsltr.doc
Enclosures

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 FEB 28 PM 3:22

1822

**EARL & BROWN P.C.
A PROFESSIONAL CORPORATION**

111 SOLEDAD, SUITE 1111 210-222-1500
SAN ANTONIO, TX 78205

DATE Feb 27, 02 ³²⁻⁶¹₁₁₁₀ 27053

PAY
TO THE
ORDER OF

City of San Antonio

\$ 160⁰⁰/₁₀₀

One hundred sixty dollars and 00/100

DOLLARS 

Security Features
Included
Details on Back

4015-018
FCS 10444444

W. Brown

MP

THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED

⑈001822⑈ ⑆111000614⑆ ⑆1566699680⑈

DELIVER TO

BANK ONE.

Bank One, NA
Dallas, Texas 75201
www.bankone.com